



Highly desirable, three-bed semi-detached house, situated in Kirkcaldy



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An excellent opportunity has arisen to acquire this highly desirable, three-bed semi-detached house, situated in Kirkcaldy.

THE LOUNGE



Internally the accommodation is in excellent decorative order, consisting of a ground floor with an entrance leading to the hallway which features a large storage cupboard. The lounge is located to the front with a large window flooding the room with natural light.

THE KITCHEN/DINER



The open plan kitchen/dining area benefits from a feature rear-facing window and patio doors flooding the room with natural light. The modern fully fitted kitchen has a range of floor and wall-mounted units and space for a free-standing fridge freezer as well as an open-plan lobby area for storage.





Towards the upper level, there is a landing leading to the three double bedrooms with space for free-standing furniture if required. The master bedroom benefits from built-in mirrored cupboards offering vast storage space. The four-piece family bathroom with shower completes the accommodation on offer.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



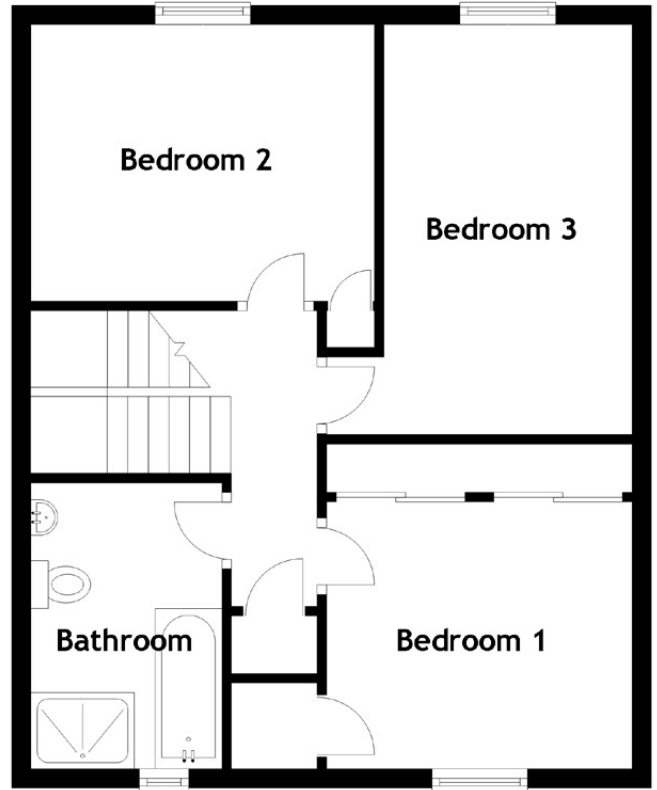
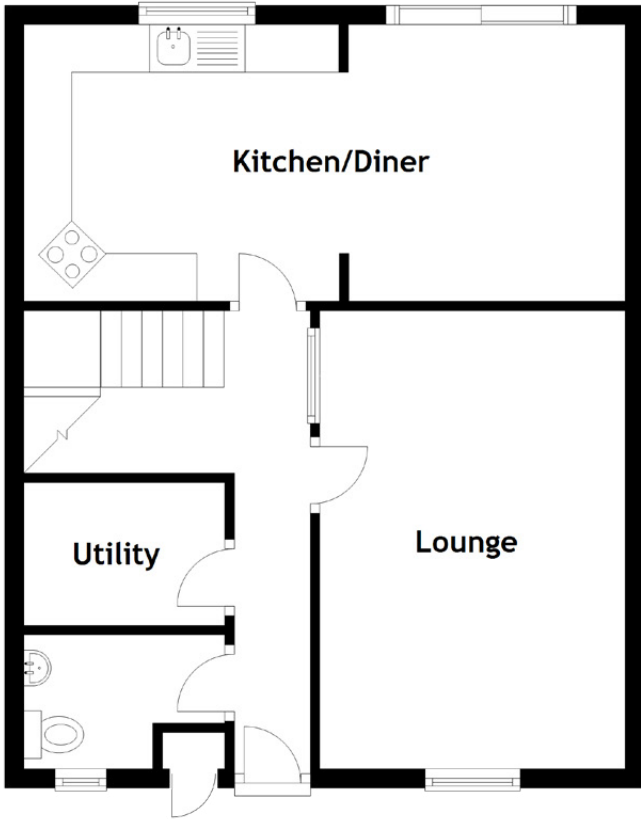
The property also benefits from gas central heating and double glazing with parking to the front of the property.

Viewing is highly recommended.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

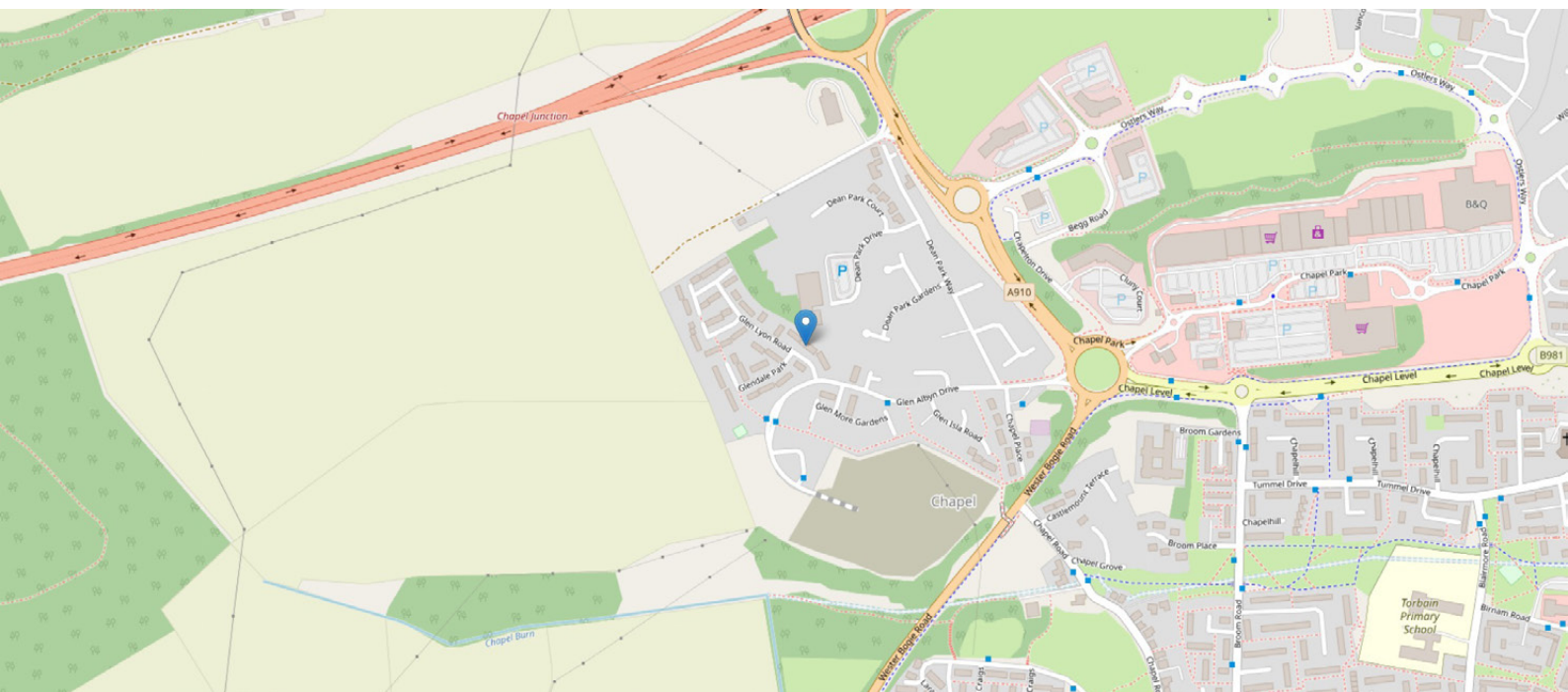
Lounge	4.80m (15'9") x 3.20m (10'6")
Kitchen/Diner	6.30m (20'8") x 2.90m (9'6")
Utility	2.10m (6'11") x 1.50m (4'11")
Bedroom 1	3.20m (10'6") x 2.80m (9'2")
Bedroom 2	3.60m (11'10") x 2.90m (9'6")

Bedroom 3
Bathroom

4.30m (14'1") x 3.20m (10'6")
2.90m (9'6") x 2.00m (6'7")

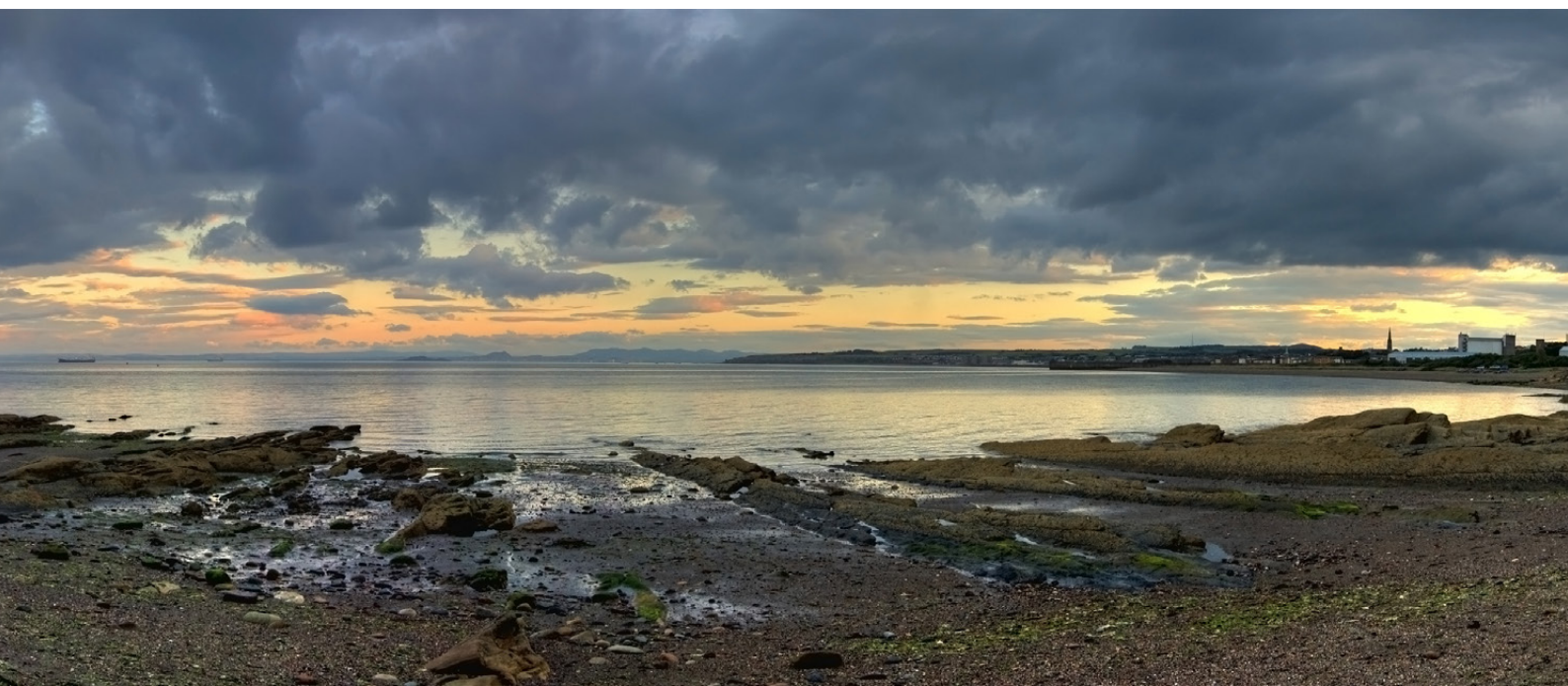
Gross internal floor area (m²): 100m²
EPC Rating: C

Extras: Floor coverings, light fittings, blinds and window dressings.



THE LOCATION

For those unfamiliar with Kirkcaldy, it is a thriving Fife town to the north of Dunfermline and the Forth Bridges.





Kirkcaldy has excellent shopping facilities including the Mercat shopping centre, a cricket club in Dunnikier Park, Ravenscraig Park and Beveridge Park with a boating lake, skateboard area, rugby ground and many woodland walkways. There are a range of leisure facilities in Kirkcaldy such as a swimming pool, an ice rink, and two golf courses. There are also four secondary schools and twelve primary schools.

Kirkcaldy train station is easily accessed by this property, which is perfect for the commuter. Easy access is also available via the A92 north towards Dundee and south to Dunfermline and Edinburgh. For those who enjoy the outdoors.



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